

22 Mortlock Avenue
Cambridge, CB4 1TE
Guide price £450,000

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- Extended 3-bedroom family home
- Close to Science Park
- 3 minues by bicycle Cambridge North

An extended 3-bedroom house with 1,001 sq ft of accommodation, with a good size garden, close to Cambridge North, Science Park and Business Park.

There is a porch leading into the entrance hall. The living room has an electric fireplace and a large window. The dining room is open to the part brick/UPVC conservatory, with sliding doors to the garden. The kitchen has plenty of cupboards with an integrated hob and oven and a door to the garden.

On the first floor is the landing with a storage cupboard, loft access, the bathroom and three bedrooms. Two are good size double bedrooms with built-in wardrobes and the third is a good size single. The bathroom is refitted with a vanity unit, bath with a shower attachment, WC and cupboards.

This property has gas fired central heating with a new combi-boiler installed in June 2022 and is double glazed throughout.

The garden is private, has a lawn, seating area and is lined with trees. There is a brick built store





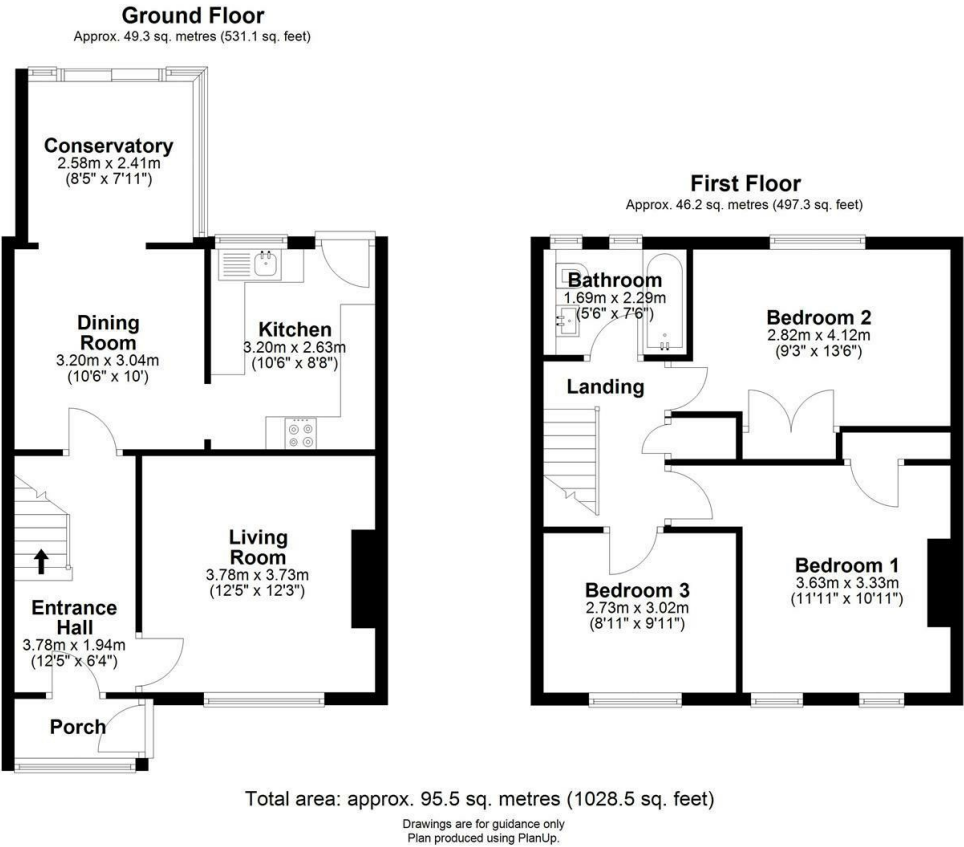
and an outside WC. A side passage leads to the rear garden gate. On street parking is readily available.

Mortlock Avenue is towards the end of Milton Road and is an excellent position for those wanting easy access to the Science Park and A14. There are plenty of local shops within easy reach as well as a park and playground. Schooling for all ages is also within easy reach and Cambridge North station is just 3 minutes by bike.

SAT NAV: CB4 1TE
what3words: ///food.sting.social



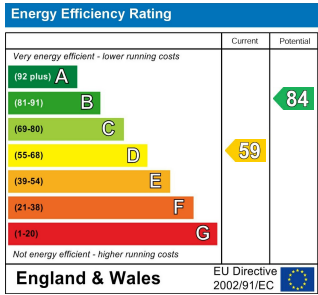
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C